

# HUNTERS®

HERE TO GET *you* THERE

**23 Redhill Walk, Glasshoughton Castleford, WF10 4SJ**

**Offers In Excess Of £400,000**

**Property Images**





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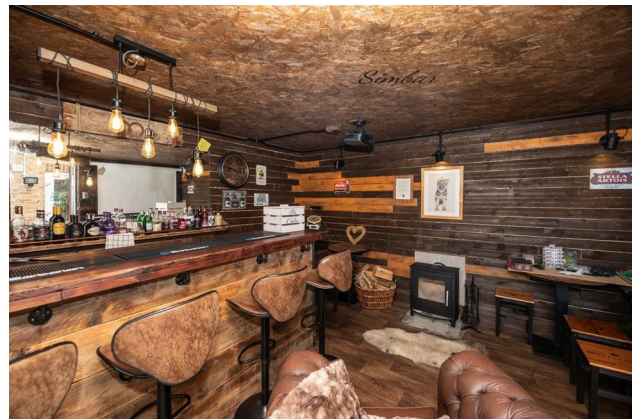
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## Property Images





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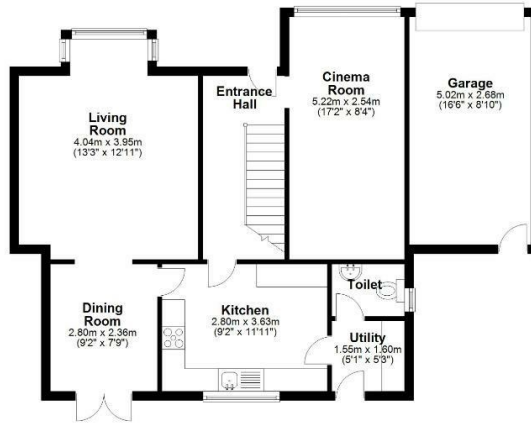
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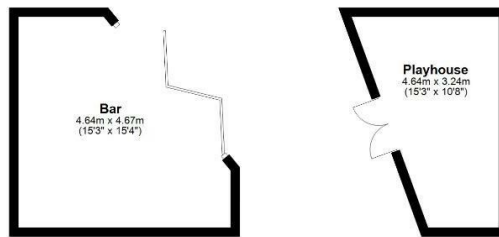
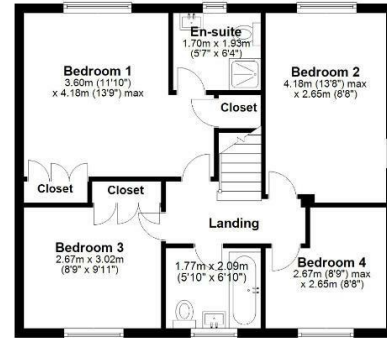
## Ground Floor

Approx. 103.0 sq. metres (1109.2 sq. feet)




## First Floor

Approx. 55.3 sq. metres (594.9 sq. feet)

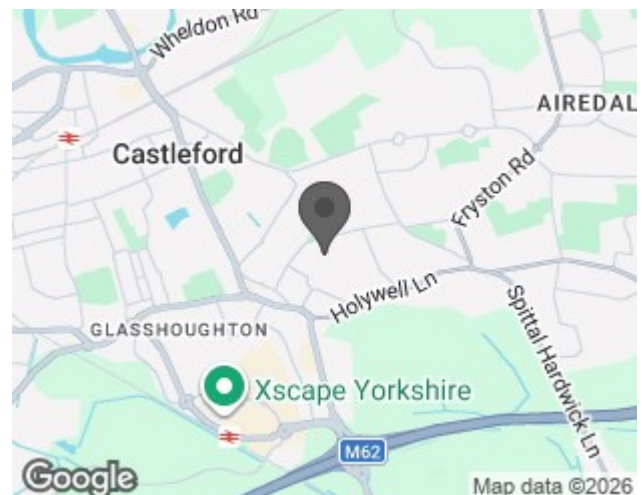


Total area: approx. 158.3 sq. metres (1704.1 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 2 Receptions: 1  
Tenure: Freehold



HUNTERS are delighted to present to the market this four-bedroom detached property, situated in the sought-after town of Castleford, decorated in a modern fashion throughout. Briefly comprising; living room, dining room, kitchen, cinema room, garage, w/c, utility room, four bedrooms, ensuite, main bathroom, two out buildings. Viewing is essential to appreciate the space and style of the property on offer.

#### THE SETTING

Redhill Walk is situated within a highly popular area in Castleford. Providing excellent access to local amenities such as Asda, Aldi, Lidl, Xscape activity centre, and Junction 32 shopping outlets, this property is truly in a great location. If you enjoy outside activities, there are parks and walking trails nearby. It is ideal for commuters, with nearby A1 and M62 motorway links, as well as the train and bus station in Castleford Centre. There are Primary schools, high schools, and Castleford College within easy access, as well as eateries, bars, and shops.

#### THE PROPERTY

Upon entering this property, you are greeted with an extensive entrance hallway, decorated with grey wallpaper and tiled flooring, a great area to store shoes, bags and coats. Moving through to the living room, featuring new grey carpet, recessed shelving, and a large bay window providing natural lighting, which leads through to the dining room with wood-like flooring fitting a six-seater dining table, this room benefits from French patio doors to the garden. The kitchen is decorated in a modern style, featuring grey tile flooring and splashback, a combination of wall and base units, a large window above the wash basin overlooking the garden, and an integrated oven and microwave. Connected to the kitchen is the utility room, which is designed to hide away the washer and dryer for your convenience. It features a similar format to the kitchen, with matching cabinets and back splash. This room also has access to the garden. Also on the ground floor is what is currently being used as a cinema room, originally part of the garage, but it was converted. This room is very versatile and can be used as an at-home gym, a large office space, a 5th bedroom, a playroom, and much more. Lastly, on the ground floor is a w/c and a wash basin.

On the first floor of this property are four bedrooms. The main double bedroom features a built-in wardrobe, ideal for storing all your clothes and shoes, and an ensuite bathroom with a shower, w/c, and wash basin. The second double bedroom is very spacious, accommodating a desk and currently featuring a single bed, with the potential for a double bed. It also has dual windows. Additionally, two further bedroom spaces could be utilised as office space, spare bedrooms, dressing rooms, or other purposes. Lastly, on the first floor is the main family bathroom comprising a bath, w/c, and wash basin.

Finally, the exterior of this property features an extensive rear garden with both patio and decking, great for relaxing after a long day or dining al-fresco. Another versatile aspect of this property is that at the rear of the property are two outbuildings, currently being used as a bar and play, which can be used as anything that benefits you- salon space, office, or at-home gym

In summary, this property provides versatile accommodation for professionals, young families, and buy-to-let landlords alike.

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Briefly comprising; living room, dining room, kitchen, cinema room, garage, w/c, utility room, four bedrooms, ensuite, main bathroom, two out buildings.

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## Features

• DETACHED • 5 BEDROOMS • LARGE  
DRIVE • GARAGE • ENSUITE TO MASTER BEDROOM • UTILITY  
ROOM • EXTENSIVE GARDEN • FREEHOLD • COUNCIL TAX BAND  
D • EPC RATING D